

**CITY OF BELMONT  
MASTER FEE SCHEDULE  
EFFECTIVE JULY 1, 2002**

		Planning	Engineering
<b>1.</b>	<b>DESIGN REVIEW</b>		
1.	New Construction	\$2,537	\$1,680
2.	Exterior Modifications	\$2,131	
3.	Building or sign colors, Planning Commission review	\$1,468	
4.	Preliminary Design Review	\$1,080	\$224
	Same Project - Formal Application Credit	-\$360	
5.	Administrative Design Review	\$1,080	
6.	Administrative Sign Review	\$527	
7.	Single-Family Design Review	\$2,334	\$672
8.	Temporary Banner Permit	\$122	
<b>2.</b>	<b>CONDITIONAL USE PERMIT</b>		
1.	No New Construction	\$2,536	
2.	All Others	\$2,536	
3.	Administrative Permit	\$1,080	
<b>3.</b>	<b>VARIANCE AND FAR EXCEPTION</b>		
1.	Single Family Residential	\$2,536	
2.	Other Uses	\$2,536	\$175
3.	Administrative Permit	\$1,080	
<b>4.</b>	<b>GEOLOGIC REVIEW</b>		
1.	Geotechnical/geologic report (includes \$1500 deposit for city geologic services)	\$2,014	
2.	Map modification	\$2,208	
3.	Exception (a, b, and c) City Code Sec. 7-12	\$1,748	
4.	Exception (d) City Code Sec. 7-12	\$1,880	
<b>5.</b>	<b>ENVIRONMENTAL FEES</b>		
1.	Base fee (Categorical-CEQA exemptions)	\$327	
2.	Initial study - staff	\$2,097	
3.	Negative declaration - staff	\$795	
4.	Mitigated Negative Declaration-% of cost of contract	130%	
5.	EIR - percentage of cost of contract	130%	
<b>6.</b>	<b>ADDITIONAL PLAN FEES</b>		
1.	Subdivision Ordinance and City Code Exception	\$2,532	
2.	Miscellaneous administrative permits	\$195	
3.	General Plan Amendment, Rezoning, or Zoning Ordinance Amendment	\$3,063	
4.	Historic building alteration, planning comm. review	\$1,868	
5.	Grading Plan, Planning Commission Review	\$2,532	\$1,792
6.	Appeals	\$1,520	
7.	Extension of Permits	\$960	
8.	Lot Line Adjustment, Certificate of Compliance	\$1,080	\$224
9.	Lot Line Adjustment - Record of Survey		\$224
10.	City Code Permits	\$591	
11.	Property Profile Report	\$182	
12.	Antenna	\$243	
13.	Landscape plan checking	\$195	

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14. Tree Removal Permit - requiring tree board review	\$1,337	
15. Arborist Fees	130%	
16. Minor Subdivision (4 lots or less)	\$2,537	\$1120+\$224/lot
17. Resubmittal Fee (after 2nd resubmittal)		\$224
18. Street Modifications		\$1,344
19. Retaining Walls		\$1,792
20. Sewers		\$896
21. Storm Drains		\$1,344
22. Grading (No P.C. Review)		\$896
23. New Street		\$2,688

**7. COMPLEX PROJECT--PROJECT FEE**

Definition: Complex projects are those which, because of their size and issue complexity, are expected to take more staff time and effort than typical projects. Complex projects include new buildings totaling more than 10,000 gross square feet, standard subdivisions of land into lots or condominium units, and extensions of unimproved roads in the San Juan Hills area. Projects which would otherwise be subject to fixed processing fees may be deemed by the Community Development Director to be complex projects if multiple plan revisions or unusual circumstances require collection of a complex project fee to cover the costs of staff time.

<b>FEE BASIS :</b>	<u>Community Development</u>	<u>Engineering</u>
1. Minimum, non-refundable fee of:	\$9,500	+ \$4,000
2. Fee at time of application calculated based on the following :		
Non-Residential	\$9,500 minimum complex project fee plus \$1,000 for each additional 10,000 square feet or portion thereof.	+ \$224/acre
Residential	\$9,500 minimum complex project fee plus \$200 per additional unit.	+ \$224/acre
Major Subdivisions (5 or more lots)	\$9,500 minimum complex project fee plus \$300 per lot.	+ \$2,912 + \$224/lot
3. Charges for City Staff time in excess of:	70 hours	36 hours
billed at hourly rate of:	\$120	\$112
4. Services provided by private consultants are charged at actual cost plus 30%.		+ 30%
5. All complex project charges must be paid prior to public hearing.		

**NOTES :**

- A. All fees to be paid at time of filing an application.
- B. Fees are additive; multiple applications require multiple fees.
- C. Each parcel requires separate Use Permit or Variance Fee.
- D. City geologist services will be charged at full cost to City. If deposit does not cover costs, applicant will be notified and billed for the additional work. Unused funds deposited for geologic services will be refunded to the applicant.
- E. City projects are subject to the fee schedule.